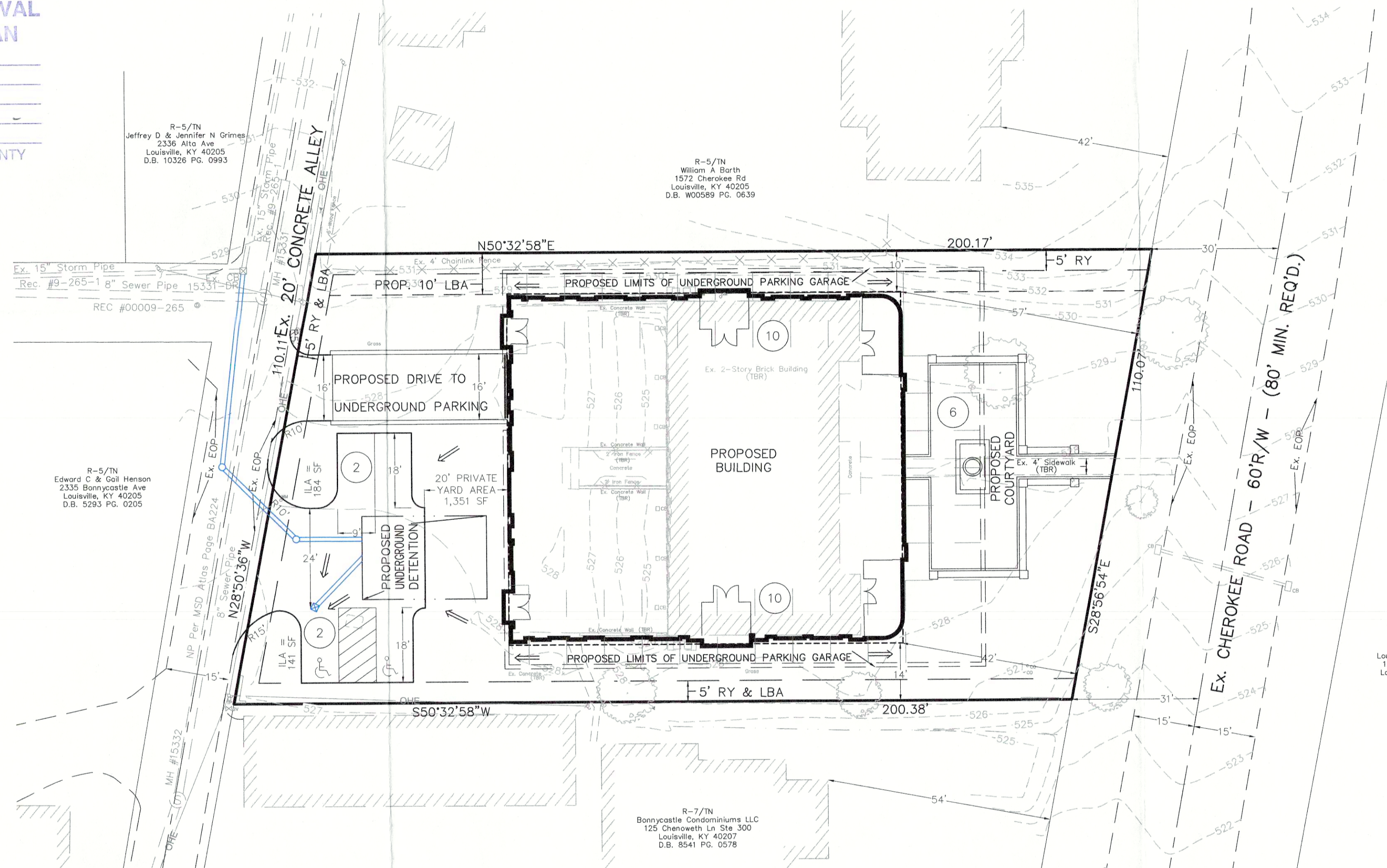




PRELIMINARY APPROVAL DEVELOPMENT PLAN

CONDITIONS:

BY: *[Signature]*
DATE: 7/11/18
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS



LOCATION MAP NOT TO SCALE

WAIVER REQUESTED:

1. A Waiver is requested from Section 5.8.1 of the Louisville Metro Land Development Code to waive the Cherokee Road Right of Way sidewalk.

VARIANCES REQUESTED:

1. A Variance is requested from Section 5.1.12.A.2.d of The Louisville Metro Land Development Code to vary the building height.
2. A Variance is requested from Section 5.4.1.D.2 of the Louisville Metro Land Development Code to vary the private yard area percentage provided.

PROJECT DATA

TOTAL SITE AREA	= 0.5 Ac. (21,675 SF)
EXISTING ZONING	= R-7
PROPOSED ZONING	= R-8A
EXISTING FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING/PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
PROPOSED BUILDING FOOTPRINT	= 7,664 SF
PROPOSED BUILDING AREA	= 40,250 S.F. TOTAL (INCLUDES 100 S.F. OF FINISHED BASEMENT AREA) (AND EXCLUDES BALCONY AREAS)
F.A.R	= 1.9 (3.0 MAXIMUM ALLOWED)
PROPOSED NO. OF UNITS	= 12 UNITS
DENSITY	= 24 DU/AC. (58.08 DU/AC. MAX. ALLOWED)
PROPOSED BUILDING HEIGHT	= 6 STORIES - 76' (45' - 3 STORIES MAX. ALLOWED) (VARIANCE REQUESTED)
PRIVATE YARD REQUIRED	= (30%) 6,503 SF
PRIVATE YARD PROVIDED	= (6%) 1,351 SF (VARIANCE REQUESTED)

PARKING REQUIRED	MIN.	MAX.
12 UNITS/1.5 SPACES MIN.	= 18 SP	
12 UNITS/2.5 SPACES MAX.		= 30 SP
PARKING PROVIDED		
SURFACE PARKING	= 4 SPACES	
GARAGE PARKING	= 26 SPACES	
TOTAL PARKING PROVIDED	= 30 SPACES	(2 HC SP INCLUDED)

TOTAL VEHICULAR USE AREA	= 2,640 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 198 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 325 SF
EXISTING IMPERVIOUS	= 8,726 SF
PROPOSED IMPERVIOUS	= 12,113 SF (39% INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- There are no KARST features evident per a site visit on Sept. 15, 2017 by Ann Richard RLA.
- The Cherokee Road front setback complies with Section 5.1.12 of the Land Development Code.
- Existing on-site trees will be preserved when possible.
- Trash collection shall be provided by an indoor dumpster.

MSD NOTES:

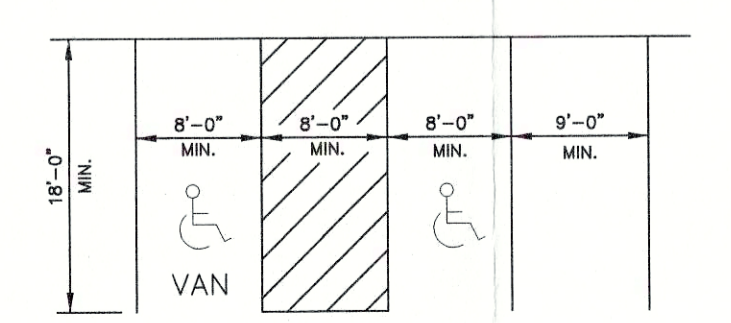
- Construction plans and documents shall comply with Louisville and Jefferson County Metro Sewer District Design Manual and Standard Specifications.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Sanitary Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0043 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
- If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
- A Downstream Facilities Capacity Request will be submitted to MSD.
- Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans.
- Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
- There will be no increase of storm water run off into the alley or onto the adjacent residential properties as a result of this project.
- Verification of the downstream capacity along Cherokee Rd. and Barney Ave. is required prior to MSD construction plan approval. The amount of on-site detention shall be determined based upon the analysis of the capacity of the downstream system.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for the 2,10,25 and 100 year storms or to the capacity of the downstream system, whichever is more restrictive.
- All roof drainage shall be directed to the underground detention.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $AC = 0.75 - 0.52 = 0.23$
 $A = .5$ ACRES
 $R = 2.8$ INCHES
 $X = (.23)(.5)(2.8)/12 = 0.027$ AC.-FT.
 REQUIRED $X = 1,168$ CU.FT.
 PROVIDED BASIN = 600 SQ.FT.
 TOTAL = 600 SQ.FT. @ APPROX. 2 FT. DEPTH
 = 1,200 CU.FT. > 1,168 CU.FT.

LEGEND

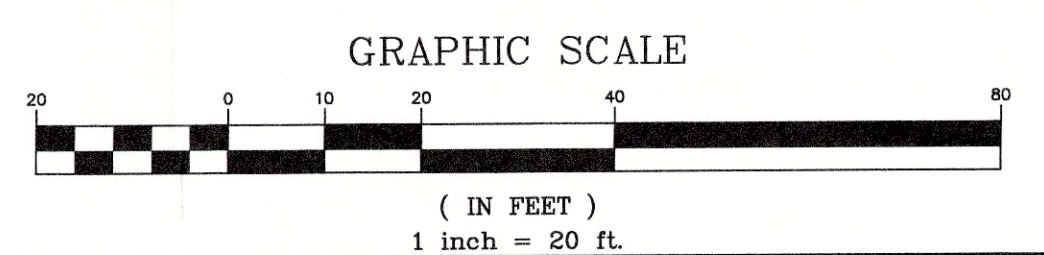
- o-cd Existing Clean-Out
- Existing Guy Anchor
- Existing Utility Pole
- Existing Gas Valve
- o-wm Existing Water Meter
- o-gm Existing Gas Meter
- cb Existing Storm Sewer Catch Basin
- ⊙ Existing Storm Sewer Manhole
- ⊙ Existing Sanitary Sewer Manhole
- ⊙ Existing Light Pole
- ⊙ Existing Telephone Pedestal
- A/C Existing Air Conditioner
- OHE Existing Overhead Electric Line
- ⊙ Existing Catch Basin
- PROPOSED STORM SEWER, CATCH BASIN



TYPICAL PARKING SPACE LAYOUT NO SCALE

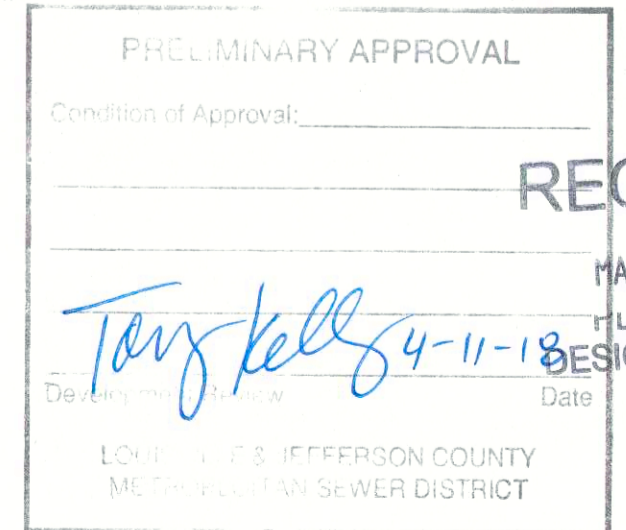
TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 21,675 SF
EXISTING TREE CANOPY	= ±5% (±1,084 SF)
TOTAL TREE CANOPY AREA REQUIRED	= 15% (3,251 SF)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% ()
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (5,040 SF)



SITE ADDRESS:
1576 CHEROKEE ROAD
TAX BLOCK 077F, LOT 0022
D.B. 8060, PG. 0641

COUNCIL DISTRICT - 8
FIRE PROTECTION DISTRICT - LOUISVILLE #4
MUNICIPALITY - LOUISVILLE
CASE: 17ZONE1031
MSD #11666



DENIED
DATE 6/25/18
BY LOUISVILLE METRO PLANNING COMMISSION

REVISIONS	
BY	AER
DESCRIPTION	BUILDING HEIGHT REDUCED
DATE	3-21-18
NO.	1

PROJECT DATA
FILE NAME: 16147-DDDP
SCALE: AS SHOWN
DATE: 03/21/18
DRAWN BY: JH
CHECKED BY: AER

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LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAND SCAPING - LANDSCAPE ARCHITECTURE
509 WARDEN ROAD, SUITE 100, PHOENIX, AZ 85026
TEL: 602.998.8888 FAX: 602.998.8889
WEB SITE: WWW.LD-D.COM

DETAILED DISTRICT DEVELOPMENT PLAN
1576 CHEROKEE ROAD
LOUISVILLE, KY 40205
OWNER
W. EARL REED III
P.O. BOX 6483
LOUISVILLE, KY 40206

JOB NO. **16147**
SHEET **1** OF **1**